



- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- No Onward Chain
- Downstairs W.C.
- Open Plan Living/Dining Room
- Kitchen
- First Floor Shower Room
- On Road Parking
- Three Bedroom (Two Doubles, One Single)

37 Holt Drive, Colchester, Colchester, Essex. CO2 0BH.

Situated to the South of Colchester and offered to the market with the added benefit of NO ONWARD CHAIN resides this three bedroom middle terrace home. Ready to be occupied without delay, this home presents itself as the ideal first time purchase or home for any individual, couple, working professional or small family. Key highlights include; a welcoming entrance hall, benefit of a downstairs cloakroom, inset storage, large open plan living/dining space with dual aspect windows and doors, fitted kitchen, two generous double bedrooms, further single bedroom and first floor shower room.



Property Details.

Ground Floor

Entrance Hall



Downstairs Cloakroom



Living Area



12' 2" x 11' 9" (3.71m x 3.58m)

Dining Room



9' 5" x 9' 10" (2.87m x 3.00m)

Kitchen



9' 5" x 8' 6" (2.87m x 2.59m)

First Floor

Landing

Master Bedroom



12' 2" x 11' 9" (3.71m x 3.58m)

Property Details.

Bedroom Two



11' 7" x 12' 1" (3.53m x 3.68m)

Bedroom Three



8' 7" x 8' 3" (2.62m x 2.51m)

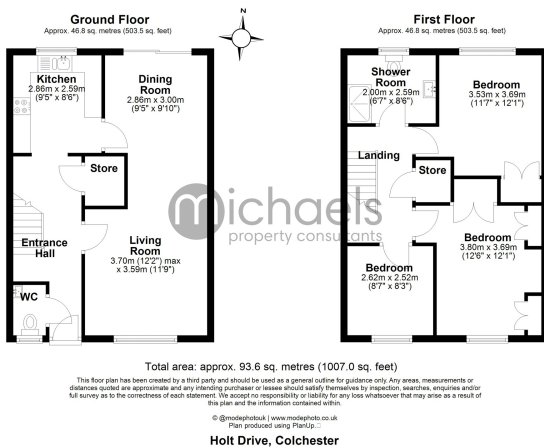
Shower Room



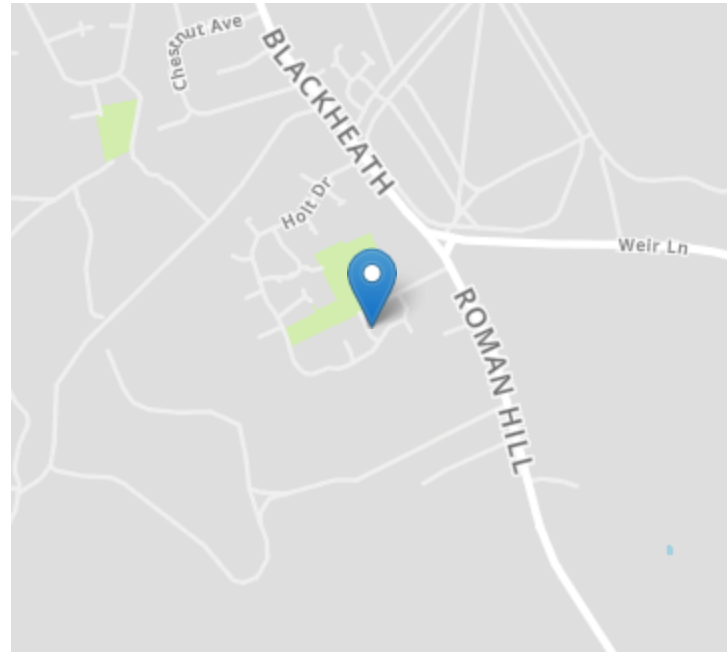
6' 7" x 8' 6" (2.01m x 2.59m)

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.